

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2

Commissioners

Todd Nigro, Chairperson
Richard Truesdell, Vice Chairperson
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **December 16, 2004** Planning Commission Meeting minutes by reference (____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-5536 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC** - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone, Ward 4 (Brown).
2. **TMP-5570 - TENTATIVE MAP - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC** - Request for a Tentative Map FOR A 408-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.22 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).
3. **TMP-5777 - TENTATIVE MAP - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES** - Request for a Tentative Map FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
4. **TMP-5806 - TENTATIVE MAP - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Tentative Map FOR A PROPOSED 414-LOT MIXED-USE SUBDIVISION on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. ABEYANCE - VAC-5030 - VACATION - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to vacate a 20-foot (20') wide public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).
6. GPA-5830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend the Master Plan Recreation Trails Element and the Downtown North Land Use Plan of the General Plan to revise the Pioneer Trail alignment, Ward 1 (Moncrief) and Ward 5 (Weekly).
7. RQR-5680 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).
8. RQR-5683 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC - Required One Year Review of an approved One Year Required Review (RQR-1974) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN 139-33-610-005, 139-33-511-003, 004, and 139-27-410-005, 008), PD (Planned Development) Zone, Ward 5 (Weekly).

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9. RQR-5732 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST - Required Four Year Review on an approved Variance (V-0131-90) WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 1405 "A" Street (APN 139-27-501-003), M (Industrial) Zone, Ward 5 (Weekly).
10. RQR-5734 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT - Required One-Year Review of an approved Special Use Permit (SUP-3405), WHICH ALLOWED A SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
11. RQR-5745 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VEGAS SOL, INC., ET AL - Request for a Five-Year Review of an approved Special Use Permit (U-0088-99) WHICH ALLOWED AN EXISTING COMMERCIAL EQUESTRIAN CENTER at 6901 North Jones Boulevard (APN 125-23-601-012, 017, 018, 019, 020, and 024), R-E (Residence Estates) Zone, Ward 6 (Mack).
12. SUP-5759 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC - Request for a Special Use Permit FOR AN EXISTING 40-FOOT HIGH, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 Industrial Road (APN 162-04-802-003), M (Industrial) Zone, Ward 1 (Moncrief).
13. SNC-5832 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Street Name Change FROM: GILBERT LANE TO: SHELEHEDA AVENUE, between Jones Boulevard and Bradley Road, Ward 6 (Mack).
14. VAC-5721 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: TASS C. HARDIN AND LOIS I. HARDIN, ET AL - Petition to Vacate a portion of the south half of Red Coach Avenue between Painted Desert Drive and Rancho Drive, Ward 6 (Mack).

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15. VAC-5791 - VACATION - PUBLIC HEARING - APPLICANT: JOHN C. COOLIDGE - OWNER: C & C INVESTMENT, COMPANY - Petition to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

16. ABEYANCE - RENOTIFICATION - GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Redevelopment Plan. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly).
17. ABEYANCE - SDR-5503 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 3,208 SQUARE-FOOT CAR WASH/DRIVE-THROUGH DELI/COFFEE SHOP AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR MINIMUM FLOOR AREA RATIO, THE FRONT YARD BUILD-TO REQUIREMENT, MINIMUM GLAZING REQUIREMENT, MINIMUM GROUND-FLOOR RETAIL REQUIREMENT, UNDERGROUND UTILITIES AND SCREENING OF AUTO-RELATED FACILITIES on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue (APN 139-34-311-001 and 002), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).
18. ABEYANCE - SDR-5517 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 188-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 8.81 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road (APN 125-20-301-022), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).
19. ABEYANCE - SDR-5519 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

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20. **GPA-5820 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-002, 003, 004, 005; 125-27-802-008, 009, 012 and 014), Ward 6 (Mack).
21. **GPA-5597 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request to amend a portion of the Southeast Sector Map of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), Ward 5 (Weekly).
22. **ZON-5598 - REZONING RELATED TO GPA-5597 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), Ward 5 (Weekly).
23. **SUP-5600 - SPECIAL USE PERMIT RELATED TO GPA-5597 AND ZON-5598 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
24. **SDR-5599 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5597, ZON-5598, AND SUP-5600 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request for a Site Development Plan Review FOR A PROPOSED 1,880 SQUARE-FOOT COMMERCIAL BUILDING AND WAIVERS TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED; A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED; AND OF PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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25. **GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).
26. **ZON-5613 - REZONING RELATED TO GPA-5612 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).
27. **SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).
28. **GPA-5762 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.10 acres adjacent to the northwest corner of Decatur Boulevard and Gowan Road (APN 138-12-601-040), Ward 6 (Mack).
29. **ZON-5765 - REZONING RELATED TO GPA-5762 - PUBLIC HEARING - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.10 acres adjacent to the northwest corner of Decatur Boulevard and Gowan Road (APN 138-12-601-040), Ward 6 (Mack).

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30. **GPA-5775 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), Ward 5 (Weekly).
31. **ZON-5776 - REZONING RELATED TO GPA-5775 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), Ward 5 (Weekly).
32. **VAR-5846 - VARIANCE RELATED TO GPA-5775 AND ZON-5776 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.16 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED on property adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).
33. **SDR-5778 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5775, ZON-5776, AND VAR-5846 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED NINE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).
34. **GPA-5803 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), Ward 4 (Brown).

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35. **ZON-5805 - REZONING RELATED TO GPA-5803 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), Ward 4 (Brown).
36. **VAR-5852 - VARIANCE RELATED TO GPA-5803 AND ZON-5805 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST** - Request for a Variance TO ALLOW AN EIGHT-FOOT SETBACK FROM RESIDENTIAL USES WHERE A MINIMUM OF 50 FEET FOR A PROPOSED TRASH ENCLOSURE IS REQUIRED AND TO ALLOW 58-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES A MINIMUM OF 63 FEET FOR A PROPOSED 21-FOOT HIGH COMMERCIAL BUILDING on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
37. **SDR-5811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5803, ZON-5805 AND VAR-5852 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST** - Request for a Site Development Plan Review FOR TWO PROPOSED 10,000 SQUARE-FOOT, SINGLE-STORY PROFESSIONAL OFFICE BUILDINGS on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
38. **GPA-5804 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC** - Request to amend a portion of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), Ward 6 (Mack).
39. **ZON-5809 - REZONING RELATED TO GPA-5804 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), Ward 6 (Mack).

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40. **VAR-5810 - VARIANCE RELATED TO GPA-5804 AND ZON-5809 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC** - Request for a Variance TO ALLOW 0.51 ACRES OF OPEN SPACE WHERE 1.09 ACRES IS THE MINIMUM AMOUNT REQUIRED IN CONJUNCTION WITH A PROPOSED 66-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).
41. **SDR-5807 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5804, ZON-5809, AND VAR-5810 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 66-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).
42. **GPA-5814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).
43. **ZON-5816 - REZONING RELATED TO GPA-5814 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

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44. **VAR-5819 - VARIANCE RELATED TO GPA-5814 AND ZON-5816 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Variance TO ALLOW 0.38 ACRES OF OPEN SPACE WHERE 0.78 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 47-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).
45. **SDR-5815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5814, ZON-5816 AND VAR-5819 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).
46. **GPA-5818 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).
47. **ZON-5824 - REZONING RELATED TO GPA-5818 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).
48. **ZON-5909 - REZONING RELATED TO GPA-5818 AND ZON-5824 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 8.36 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

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49. **GPA-5823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan) of the General Plan FROM: O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).
50. **ZON-5827 - REZONING RELATED GPA-5823 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).
51. **SDR-5826 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-5823 AND ZON-5827 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 78-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).
52. **MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).
53. **ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

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54. **VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW A PROPOSED 15-STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
55. **VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15-STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
56. **SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 15-STORY, 125-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
57. **ZON-5742 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 0.16 acres at 610 Biltmore Drive (APN 139-27-810-021), Ward 5 (Weekly).
58. **ZON-5769 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GARETH J. SPICER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), Ward 1 (Moncrief).

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59. **SDR-5770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5769 - PUBLIC HEARING – APPLICANT/OWNER: GARETH J. SPICER** - Request for a Site Development Plan Review FOR A PROPOSED 1,688 SQUARE-FOOT COMMERCIAL USE AND WAIVERS OF COMMERCIAL DEVELOPMENT STANDARDS FOR PERIMETER, FOUNDATION AND PARKING LOT LANDSCAPING; A WAIVER TO ALLOW A 27-FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED; AND A WAIVER TO ALLOW A 6.2-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A COMMERCIAL USE on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).
60. **ZON-5796 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), Ward 4 (Brown).
61. **SDR-5797 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5796 - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Site Development Plan Review FOR A PROPOSED NINE LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 4 (Brown). **PETER**
62. **ZON-5817 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), Ward 3 (Reese).
63. **VAR-5825 - VARIANCE RELATED TO ZON-5817 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 3,000 SQUARE-FOOT MINIMUM SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW 40-FOOT WIDE SPACES WHERE 45 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MOBILE HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

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64. **SDR-5821 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5817 AND VAR-5825 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 51-PAD MOBILE/MANUFACTURED HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).
65. **VAR-5808 - VARIANCE - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Variance TO ALLOW A 37-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 84 FEET FOR A PROPOSED OFFICE/WAREHOUSE DEVELOPMENT on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).
66. **SDR-5813 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5808 - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 38,000 SQUARE-FOOT OFFICE/WAREHOUSE DEVELOPMENT AND FOR A WAIVER OF THE BUILDING PLACEMENT, PERIMETER, AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).
67. **VAR-5768 - VARIANCE - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM ALLOWED (LOT 3) AND A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS THE MINIMUM ALLOWED (LOT 26) adjacent to the north and south sides of Peak Drive, west and east of Maverick Street (APN 138-14-601-029 and 138-14-701-002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).
68. **VAR-5795 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE STEVEN GILBERT** - Request for a Variance TO ALLOW A FOUR-FOOT WROUGHT IRON FENCE (50% OPEN) ON TOP OF A TWO-FOOT HIGH SOLID WALL WHERE FOUR FEET (TOP TWO FEET, 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.17 acres at 1924 South Sixth Street (APN 162-03-315-039), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

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69. **VAR-5812 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALBERT & KAMRAN INVESTMENTS, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE ZERO FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR AN APPROVED RETAIL DEVELOPMENT on 0.43 acres at 2187 North Decatur Boulevard (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
70. **SUP-5783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
71. **SDR-5779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5783 - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, SEVEN-STORY, 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA AND FOR A WAIVER FROM THE GROUND FLOOR NON-RESIDENTIAL REQUIREMENT on 6.65 acres adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
72. **SUP-5739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: XIAO PING WANG, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE REQUIRED 400-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY AND RESIDENTIAL ZONING at 570 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
73. **SUP-5740 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORKS4ME, DURANGO, INC. - OWNER: PPLAND, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 50-ACRE MINIMUM SITE AREA REQUIREMENT adjacent to the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

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74. SUP-5761 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HIRMIS B. HARON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING GROCERY STORE AND A WAIVER OF THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 2021 East Stewart Avenue (APN 139-35-611-086 and 087), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
75. SUP-5771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL NUNEZ - OWNER: AGRELLA PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE SALES) at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
76. SUP-5799 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (ON-PREMISE CONSUMPTION) at 9330 West Sahara Avenue, Suite #160 (APN 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
77. SUP-5802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE GOMEZ - OWNER: MARK H. MINTZ AND THE MINTZ FAMILY TRUST OF 1992 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Reese).
78. SUP-5904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D.2801 WESTWOOD, INC. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF MINIMUM DISTANCE SEPARATION REQUIREMENTS at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Moncrief).
79. ROR-5682 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SYUFY ENTERPRISES - Required Two-Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-502-008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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80. **RQR-5741 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
81. **RQR-5767 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY** - Required Two-Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
82. **TMP-5798 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 234-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS OF TITLE 18.12.105 FOR A 350-FOOT PRIVATE DRIVE WHERE A MAXIMUM OF 200 FEET IS ALLOWED AND A WAIVER OF TITLE 18.12.160 FOR INTERNAL INTERSECTION OFFSETS OF APPROXIMATELY 84 FEET AND 104 FEET WHERE A MINIMUM OF 125 FEET IS REQUIRED on 40.3 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road (APN 126-13-410-001), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
83. **SDR-5774 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN** - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE-FOOT COMMERCIAL/RETAIL BUILDING AND A WAIVER OF FOUNDATION LANDSCAPING on 2.13 acres adjacent to the east side of Rancho Drive, approximately 1,160 feet north of Torrey Pines Drive (APN 138-02-102-004), C-2 (General Commercial) Zone, Ward 6 (Mack).
84. **SDR-5780 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTER SCHOOL DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS OF 78,181 SQUARE FEET TO EXISTING ELEMENTARY AND MIDDLE SCHOOL BUILDINGS FOR A PROPOSED HIGH SCHOOL on 9.38 acres adjacent to the southwest corner of Lake Mead Boulevard and "J" Street (APN 139-21-701-003, 139-21-702-001, 002, 003, 004 and 005), C-V (Civic) Zone, Ward 5 (Weekly).

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85. SDR-5782 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN - Request for a Site Development Plan Review FOR PROPOSED CONVERSION OF AN 821 SQUARE-FOOT HOUSE TO A PROFESSIONAL OFFICE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR UNDERGROUND UTILITIES, AND PARKING LOT AND STREETScape LANDSCAPING AND TREATMENTS on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue (APN 139-34-410-032), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
86. SDR-5794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMB MISSIONARY BAPTIST CHURCH - OWNER: LAMB BOULEVARD BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.06 acres at 500 North Lamb Boulevard (APN 140-32-103-003), R-E (Residence Estates) Zone, Ward 3 (Reese).
87. SDR-5801 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT AND CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED HIGH SCHOOL adjacent to the north side of Tropical Parkway, approximately 1000 feet east of Durango Drive (APN 125-28-201-004), T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Land Use Designation], Ward 6 (Mack).
88. SDR-5828 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 268-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres adjacent to the southeast corner of Rainbow Boulevard and Peak Drive (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

89. DIR-5833 – DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and Possible Action to approve the Preliminary Plan for the selection of additional Redevelopment area and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.570.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.